



Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number:
P.C. 11/18/02 Item: 2.o

File Number:
GP02-T-07

Council District and SNI Area:
3

Major Thoroughfares Map Number:
99

Assessor's Parcel Number(s):
N/A

Project Manager:
Lesley Xavier

GENERAL PLAN REPORT

2002 Fall Hearing

TEXT REFERENCE:

Tamien Station Area Specific Plan Implementation Chapter; Implementation Policies; add Policy #2.5; page 62.

PROJECT DESCRIPTION:

Amend the Tamien Station Area Specific Plan to allow minor incursions above existing height limits for architectural features.

LOCATION:

Tamien Station Area Specific Plan: generally bounded by Willow Street to the north, Lick Avenue and Little Orchard Street to the east, the Union Pacific Railroad to the south, and the Guadalupe River to the west

ACREAGE: N/A

APPLICANT/OWNER:

Staff/Various

ENVIRONMENTAL REVIEW STATUS:

Reuse of the San Jose 2020 General Plan Final Environmental Impact Report, certified by the City Council on August 16 1994, Resolution # 65459.

PLANNING STAFF RECOMMENDATION:

Adopt the proposed text Amendment

Approved by:

Date:

PLANNING COMMISSION RECOMMENDATION:

CITY COUNCIL ACTION:

CITY DEPARTMENT AND PUBLIC AGENCY COMMENTS RECEIVED:

- None received.

GENERAL CORRESPONDENCE:

- None received.

ANALYSIS AND RECOMMENDATIONS:

PROJECT DESCRIPTION

This is a staff-initiated text amendment request to amend the Tamien Station Area Specific Plan to allow minor incursions above existing building height limits to allow variations in architectural features.

BACKGROUND

The Tamien Station Area Specific Plan was adopted in March of 1995. The Specific Plan area is generally bounded by Willow Street to the north, Lick Avenue and Little Orchard Street to the east, the Union Pacific Railroad to the south, and the Guadalupe River to the west. The intent of the Specific Plan is to encourage transit-oriented development within the area.

The height issue was brought to staff's attention when a development proposal came forward for a site located within the boundaries of the Specific Plan. The building design incorporated differing roof lines to provide variation, amount, but by doing so the buildings encroached beyond the height limits by 7 feet.

ANALYSIS

One of the objectives of the Specific Plan is to incorporate a high level of architectural and urban design quality in all improvements and development projects proposed in the area. Building design guidelines also state that architectural treatments of building facades and roofs should include articulation and variation to create an impression of individual units compatible with the existing neighborhood and the pedestrian environment.

To provide the type of visually diverse, high architectural quality that is called for in the Specific Plan, minor incursions into the height limitations for architectural features should be permitted at the discretion of the Director of Planning, Building and Code Enforcement. Therefore, staff recommends adopting the proposed text amendment to allow minor incursions above the existing height limits for architectural treatment (i.e., roofs, parapets, and decorative elements).

PUBLIC OUTREACH

The General Plan hearings were noticed in the Mercury News and community meetings were held on October 8th and 10th, 2002. In addition, the Department's web-site contains information regarding the General Plan process, amendments, staff reports, and hearing schedule. This site is used by the community to keep informed as to the status of the amendments. No comments were received by the public regarding the proposed amendment.

RECOMMENDATION

Planning staff recommends adopting the proposed text amendment.

PROPOSED TAMIEN STATION AREA SPECIFIC PLAN TEXT AMENDMENT

Amend the Tamien Station Area Specific Plan Implementation Chapter; Implementation Policies; add Policy #2.5; page 62 as follows:

2.5 **Building Height.** Minor incursions above maximum height limits may be allowed at the discretion of the Director of Planning, Building and Code Enforcement for the purposes of allowing variations in architectural treatment (i.e., roofs, parapets, and decorative elements).